ATTACHMENT J11

Stewart IAP (ANG) Natural Gas Distribution System

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J11 Stewart IAP (ANG) Natural Gas Distribution System

J11.1 Stewart IAP (ANG) Overview

Stewart IAP is located in Newburgh, New York. It's home to the 105th Airlift Wing whose mission is to provide peacetime and wartime inter-theater airlift operations using the C-5A "Galaxy" cargo aircraft. Newburgh is approximately 100 miles due south of Albany, the capital of New York State. The base encompasses 267 acres and contains 36 buildings, amounting to approximately 757,000 square feet. There is no family or transient housing. The day-to-day base population is approximately 660 personnel; however, one weekend each month the population surges to1600 in response to Air National Guard drills.

J11.2 Natural Gas Distribution System Description

J11.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The Stewart IAP (ANG) natural gas distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, regulators, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the natural gas distribution system privatization are:

- Meters and regulators located inside the buildings (Note: regulators and meters listed in Tables 1 and 5 are located outside the buildings).

J11.2.1.1 Description

The majority of the natural gas distribution system at the Stewart IAP (ANG) was constructed in 1986. The system enters the base as an eight (8") inch PE pipe at the northeast perimeter fence off of Route 17K and is owned by the Central Hudson Electric and Gas Company. The pipeline then continues southward approximately 1650 feet to a fenced enclosure containing three large meters also owned by Central Hudson Electric and Gas Company. Leaving the enclosure as an eight (8") PE pipe, it runs to the intersection where it branches into two six inch (6") PE lines and a three inch (3") PE line. The system contains approximately 9,300 linear feet of PE pipe (with tracer wire), 24 ball valves, 13 regulators, 10 gas meters and one safety valve. There are no odorizers, cathodic protection systems, compressed natural gas systems, or propane air systems on base..

J11.2.1.2 Inventory

Table 1 provides a general listing of the major natural gas distribution system fixed assets for the Stewart IAP (ANG) natural gas distribution system included in the sale.

TABLE 1
Fixed Inventory
Natural Gas Distribution System Stewart IAP (ANG)

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PE Gas Pipe with tracer wire	1	234	LF	1986
PE Gas Pipe with tracer wire	1.25	1013	LF	1986
PE Gas Pipe with tracer wire	1.5	171	LF	1986
PE Gas Pipe with tracer wire	1.5	300	LF	1998
PE Gas Pipe with tracer wire	2	1068	LF	1986
PE Gas Pipe with tracer wire	2.5	310	LF	1986
PE Gas Pipe with tracer wire	3.0	2700	LF	1986
PE Gas Pipe with tracer wire	4.0	1112	LF	1986
PE Gas Pipe with tracer wire	6.0	2312	LF	1986
PE Gas Pipe with tracer wire	8.0	95	LF	1986
PE Ball Valves	1	2	EA	1986
PE Ball Valves	1.25	4	EA	1986
PE Ball Valves	1.5	2	EA	1986
PE Ball Valves	2	5	EA	1986
PE Ball Valves	2.5	1	EA	1986
PE Ball Valves	3	7	EA	1986
PE Ball Valves	4	1	EA	1986
PE Ball Valves	6	2	EA	1986
Regulators				
Equimeter 6” spring, ¼” Orifice	---	1	EA	1992
Rockwell 6” spring, 3/8” Orifice	---	2	EA	1988
Rockwell 6” spring, 1/2” Orifice	---	2	EA	1988
Rockwell 6” spring, 1/2” Orifice	---	1	EA	1989
Rockwell 6” spring, 3/4” Orifice	---	1	EA	1990
Rockwell 8” spring, 1” Orifice	---	1	EA	1988
Rockwell 12” spring, 0.207” Orifice	---	1	EA	1988

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Rockwell 5" spring, 0.207" Orifice	---	1	EA	1988
Equimeter 3# spring, ½" Orifice	---	1	EA	1988
Equimeter Model 0.05043	---	1	EA	1998
Equimeter Model 0.05043	---	1	EA	1993
Gas Meter, Small – Equimeter Model 415	---	1	EA	1993
Gas Meter, Medium (< 3") - Rockwell, Model 750	---	1	EA	1988
Gas Meters, Large (> 3")				
	---	4	EA	1988
	---	1	EA	1989
	---	1	EA	1992
	---	1	EA	1998
	---	1	EA	1993
Safety Valve - Rockwell, Model CF250-4", Type 250 BW	---	1	EA	1998

Notes:
PE = Polythylene
LF = Linear Feet
EA = Each
IN = Inches
PSI = Pounds per Square Inch

J11.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2
Spare Parts
Natural Gas Distribution System Stewart IAP (ANG)

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles and Tools
Natural Gas Distribution System Stewart IAP (ANG)

Description	Quantity	Location	Maker
None			

J11.2.3 Natural Gas Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals, Drawings, and Records
Natural Gas Distribution System Stewart IAP (ANG)

Qty	Item	Description	Remarks
1	CD ROM Disk	Base Gas Comprehensive Plan	Drawings of each individual facility are also included on the CD ROM

J11.3 Specific Service Requirements

The service requirements for the Stewart IAP (ANG) natural gas distribution system are as defined in the Section C Description/Specifications/Work Statement.

J11.4 Current Service Arrangement

- Current service provider: Central Hudson Electric and Gas Company
- Average monthly usage: 245,891 cubic feet
- Annual usage: 2,950,700 cubic feet

J11.5 Secondary Metering

J11.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J11.6 below.

TABLE 5
Existing Secondary Meters
Natural Gas Distribution System Stewart IAP (ANG)

Meter Location	Meter Description
Building 211	Small Meter – Equimeter Model 415
Building 207	Medium Meter (< 3”) – Rockwell Model 750
Building 105	Large Meter (> 3”) – Rockwell Model 1000
Building 108	Large Meter (> 3”) – Rockwell Model 1600

Building 204	Large Meter (> 3") – Rockwell Model 1600TC
Building 107	Large Meter (> 3") – Rockwell Model 3000
Building 300	Large Meter (> 3") – Rockwell Model 5000
Building 106	Large Meter (> 3") – Equimeter Model 750
Building 415	Large Meter (> 3") – Equimeter Model 1600
Building 301	Large Meter (> 3") – Equimeter Model 5000

J11.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13 Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J11.6 below.

TABLE 6
New Secondary Meters
Natural Gas Distribution System Stewart IAP (ANG)

Meter Location	Meter Description
None	

J11.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the person identified at time of contract award.

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the person identified at time of contract award.

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the person identified at time of contract award.

4. System Efficiency Report. If required by Paragraph C.3, the Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports shall be submitted by the 25th of each month for the previous month. System efficiency reports shall be submitted to the person identified at time of contract award.

J11.7 Energy Saving Projects

IAW Paragraph C.3 Requirement, the following projects have been implemented by the Government for conservation purposes. None

J11.8 Service Area

IAW Paragraph C.4 Service Area, the service area is defined as all areas within the Stewart IAP (ANG) boundaries.

J11.9 Off-Installation Sites

No off-installation sites are included in the sale of the Stewart IAP (ANG) natural gas distribution system.

J11.10 Specific Transition Requirements

IAW Paragraph C.13 Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Natural Gas Distribution System Stewart IAP (ANG)

Location	Description
None	

J11.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Stewart IAP (ANG) natural gas distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewals and Replacements Plan process and will be through Schedule L-3. Renewal and replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Natural Gas Distribution System Stewart IAP (ANG)

Project Location	Project Description
None	